



Jair Lynch Consulting/ Alpha Corporation - A Joint Venture

JLC/Alpha, JV
1508 U Street, N.W.
Washington, DC 20009

Architectural and Engineering Services Request for Proposal

Palisades Recreation Center

The Jair Lynch Companies/Alpha Corporation, JV ("JLC/Alpha") requests proposals from qualified and duly licensed architecture and engineering firms to provide complete and comprehensive architectural and engineering services for the design of improvements and renovations at the Palisades Recreation Center located adjacent to the intersection of Sherier Place and Edmunds Place, N.W., Washington D.C. ("Project").

This RFP and associated attachments can be viewed at www.mycparks.com. No pre-bid meeting will be held for this solicitation.

1. Scope of Work

It is the intent of JLC/Alpha to purchase from a single source all architectural and engineering services necessary for a complete, integrated, and coordinated design. Design disciplines required include, but are not limited to, Civil, Surveying, Geotechnical, Landscape, Hazardous Material Abatement, Structural, Architecture, Mechanical, Plumbing/Fire Protection, and Electrical. Design submissions shall be made at schematic, design development, and construction document stages. Bidding and Negotiation, and Construction Administration services will be required. LEED Silver Certification is an objective for the Project. Design work for the Project shall be consistent with this objective.

The project consists of improvements to existing spaces, development of new spaces, and general park enhancements. The Master Plan for Palisades Recreation Center is available for viewing at www.mycparks.com. The design and construction of building razing at the park entrance is currently underway. Design work related to building razing is not part of this solicitation. Construction of the project is to be done in two phases as noted on the Master Plan. Design Documents are to be produced so as to support separate construction procurements, if necessary. Total estimated construction cost for both phases is \$1,250,000.00.

2. Schedule

Time is of the essence for the completion of this work. Permit documents are expected to be complete by May 2004 and construction documents are expected to be complete by June 2004. Phase 1 Construction is expected to start September 2004. Progress meetings will be held as necessary with JLC/Alpha representatives to discuss the status of the project. The selected firm's project manager, and such other personnel as may be appropriate or requested, will be required to attend such project meetings.

3. Proposals

Proposals must be submitted in writing and received at JLC/Alpha's offices, located at 1508 U Street, NW, Washington, DC 20009, no later than **4:00 PM on March 12, 2004. Interviews with selected firms will be conducted March 16 and 17, 2004.** Proposers shall submit an original and four (4) legible copies of its proposal in a single package clearly marked "**A/E Services Proposal for Palisades Recreation Center.**" Proposal shall include the following: (i) the firm's understanding of the project and its approach to design including a narrative and conceptual drawings or sketches that may further detail its understanding of the scope of this project and the integration of the proposed facility into the community that it will serve; (ii) the firm's qualifications to perform the scope of work (including most recent SF-254 and SF-255 forms or equivalent) highlighting any LEED accredited personnel and/or LEED certified buildings; (iii) a list of at least three references (with telephone numbers) for whom the proposer has performed similar work; (iv) a list of the key staff that will be assigned to this project and their resumes, roles and responsibilities; (v) a schedule of hourly professional fees for all design disciplines; (vi) a stipulated fee price proposal for performing design services, categorized by discipline and by phase as listed in AIA Document B151 Article 2; and (vii) LSDBE participation as a percentage of proposed stipulated fee.

SELECTION CRITERIA:

DESIGN APPROACH	30 Points Max
PRICE	30 Points Max
FIRM EXPERIENCE & QUALIFICATIONS	15 Points Max
STAFF EXPERIENCE & QUALIFICATIONS	15 Points Max
LSDBE PARTICIPATION	10 Points Max
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TOTAL	100 Points Max

4. Form of Contract

The selected firm will be required to enter into a modified AIA B-151 Abbreviated Standard Form of Agreement between Owner and Architect for consulting services.

5. Negotiations

JLC/Alpha expressly reserves the right to: (i) cancel this solicitation and/or reject all proposals submitted; (ii) accept any proposal or alternate as submitted without negotiations; (iii) accept or

negotiate with all proposals submitted which fall within a competitive range; (iv) require revisions to, corrections of, or other changes to any proposal submitted as a condition to its being given any further consideration; (v) reject submissions that contain conditions and/or contingencies that in JLC/Alpha's sole judgment, make the submission indefinite, incomplete, or otherwise non-responsive or unacceptable for award; (vi) waive minor irregularities in any submission provided such waiver does not result in an unfair advantage to a proposer; (vii) take any other action allowable by applicable law or regulation; or (viii) reject the submission of any proposer that has submitted a false or misleading statement, affidavit or certification in connection with such submission or this Request for Proposals. (ix) select for negotiation only the overall best proposal or alternate submitted, as determined by JLC/Alpha; (x) negotiate with one or more proposers in any manner JLC/Alpha deems fit, (such negotiations may be concurrent or sequential as JLC/Alpha determines); (xi) solicit Best and Final Offers (BAFO) utilizing an appropriate procedure following the conclusion of any such negotiations specified in (x); or (xii) reopen negotiations after the BAFO procedure, if it is in JLC/Alpha's best interest to do so. No proposer shall have any rights against JLC/Alpha arising at any stage of the solicitation from any negotiations that take place, or from the fact that the JLC/Alpha does not select a proposer for negotiations. Proposers are advised that in no event, including, but not limited to, those events described in items (i) through (xii) of the preceding sentence, will JLC/Alpha reimburse the proposer for the cost of bid preparation, lost profits or consequential damages of any kind by virtue of JLC/Alpha not selecting an proposer to perform the work under this RFP.

6. Contract Award

JLC/Alpha reserves the right to award a contract(s) to other than the proposer(s) offering the lowest overall cost. The contract(s) resulting from this solicitation shall be awarded to the qualified proposer(s) whose proposal(s) JLC/Alpha has determined to be the most advantageous, based on the evaluation criteria provided to the proposers. All contracts resulting from this RFP shall be signed by the proposer(s) within a reasonable time upon receipt, which period shall not exceed fourteen (14) calendar days. Thereafter the proposer(s) is (are) deemed delinquent, and at JLC/Alpha's option, the contract(s) negotiations may be voided.

To the greatest extent possible, JLC/Alpha desires to contract with local, small and disadvantaged (LSDBE) businesses. Such businesses are particularly encouraged to apply, and to the extent feasible, others are encouraged to team with such businesses.

Should you have any questions with regard to this procurement, please contact Bruce Hallgarth at 410-646-3044 or at bruce.hallgarth@alphacorporation.com.

Attachment A: Project Scope of Work

Master Plan

Palisades Recreation Center

The Palisades Recreation Center Advisory Council and the Friends of Palisades Park (FPP) have developed a proposed Master Plan for the continued improvement of the Palisades Park. The plan, which was presented on 5/6/03 by Mark Binsted (Chair, Advisory Council) and Jimmy Ervin (Chair, FPP), covers improvements to existing spaces, the development of new spaces and general park enhancements. The plan has been developed with input from the community and both the Advisory Council and Friends organizations. The overall objective is to continue to improve the park facilities in support of the current and future needs of the neighborhood. Emphasis has been placed on trying to offer activities for park users with a variety of interests and areas to support users of all ages. Following is a description of the proposed changes. (Note: The heading letters and numbers in parenthesis indicate the item's location on the Master Plan Drawing.)

Existing Park Spaces:

- A. Baseball Field - The Baseball field has been a well-maintained and widely used anchor for the park. Minimal improvements will include the re-seeding of the outfield and installation foul poles. Proposed additions include additional baseball bleachers (#8) and a batting cage (#7)
- B. Basketball Court - Another highly used area, the basketball court is showing some wear. The plan calls for re-surfacing the court and re-placing any worn or damaged goals and backboards.
- C. Tennis Courts - The tennis courts were recently renovated through a cooperative project between the city and the community. Plans call for the repair of the gate, the repair and activation of the water fountain and the installation of a new and improved backboard (#9).
- D. Tot Lot - The Tot Lot was renovated through a coordinated community effort over 7 years ago. The work has held up well and still serves as a model for the effectiveness of community involvement. Review of the layout is underway to determine if there is suitable space to increase the number of toddler swings, otherwise, the Tot Lot still serves the needs of our community families very well. The Tot Lot is maintained through the on-going efforts of the Park Staff and the Friends of Palisades.

Construction of
These items to be
done under
Palisades
Recreation
Center Phase 2
Task Order

Attachment A: Project Scope of Work

E. Patio and Area Behind the Recreation Center - Recently the many benches lining the walking paths have been rebuilt, but there is still much work to be done to increase the utility of this large space. The paving would be repaired and the area would be re-landscaped to include new bushes and trees. Specifically, the plan will call for the repair or renovation of the back patio and the removal of the existing shrubs that have become overgrown and full of poison ivy.

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F. Picnic Area - The picnic area between the Baseball backstop and the tennis courts is currently under-utilized. This well shaded area should be improved and enhanced for better utilization. Improvements would include more fixed picnic tables and a possible picnic pavilion (#6).

G. Parking Lot - To increase the capacity and safety of the parking lot, the proposal calls for the resurfacing (or fully surfacing) of the parking area and the addition of clearly marked parking spaces. This would include new sidewalks (#11), crosswalks and handicapped parking (#15). The improved parking area would have a capacity of 35 cars.

New Spaces

H. Park Entrance - The abandoned house at the corner of Sherier and the park entrance will be removed to make way for a new park entrance and the addition of new park space. The new entrance will be wider to better accommodate traffic ingress and egress and will include clear signage (#13). The new "greenspace" will become a park area with appealing landscaping. This area is being designed with the needs of all park users in mind with additional emphasis on the sensitivities of the contiguous neighbors.

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I. Youth Soccer Field - One of the main accomplishments of the proposed Master Plan is the addition of a new dedicated Youth Soccer Field. The new field would significantly increase available field space and allow for activities to occur on the Baseball and Soccer fields simultaneously. The new soccer field would be sized to accommodate youth games and would include a grass viewing area as part of the natural grade.

J. Skating Area - The plan includes a proposed dedicated skating area to provide a safe place for skateboarding and rollerblading. The area would be surfaced and extend back from the basketball court. It would include a

Attachment A: Project Scope of Work

modest number of skating "obstacles" which are specifically designed for safe skating activity. Bench seating and simple fencing would be added to delineate the area from the basketball court and baseball field.

Park Enhancements:

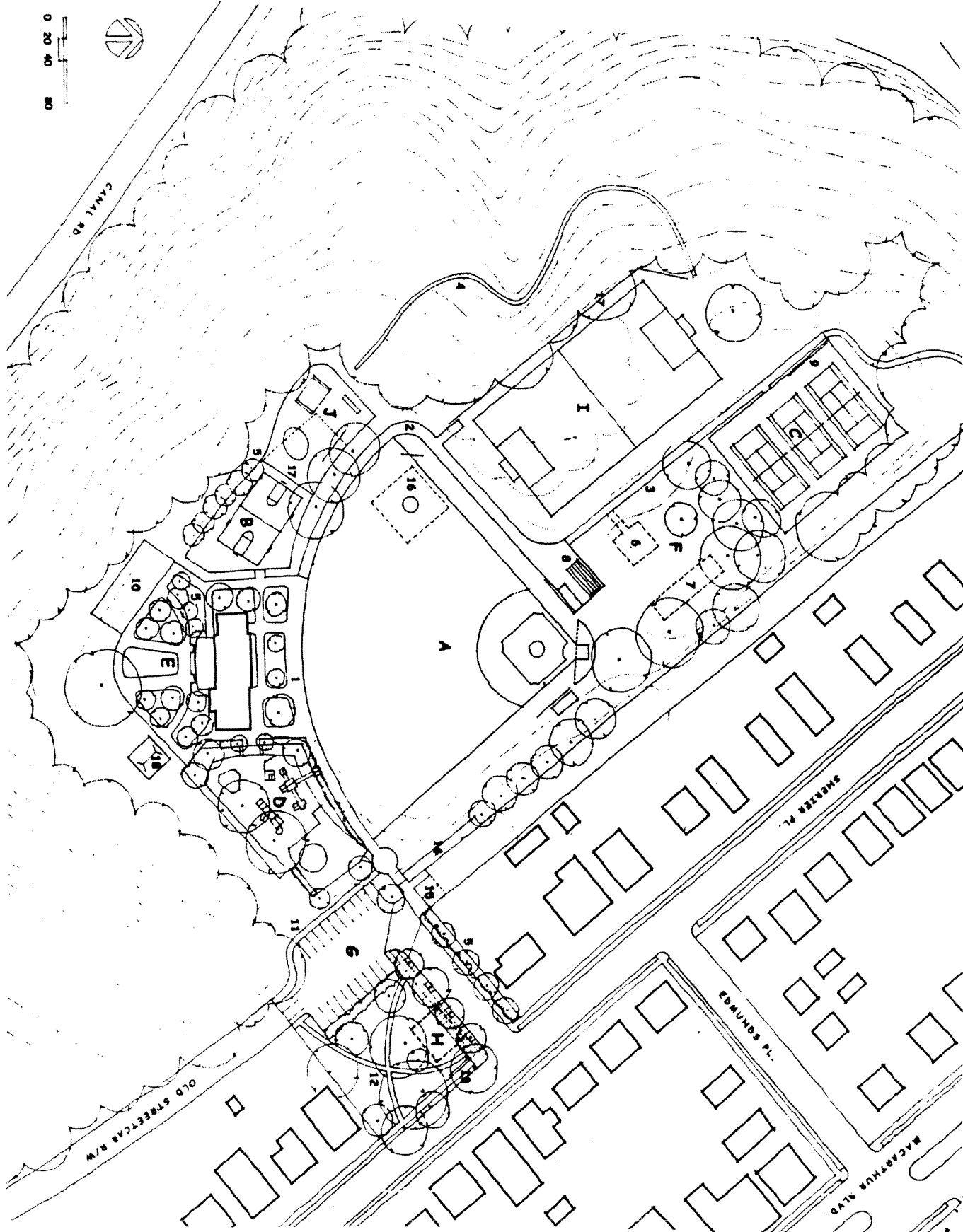
Specific proposed park enhancements, some of which have been mentioned above, are listed below. (Note: The heading number indicates the item's location on the Master Plan Drawing.)

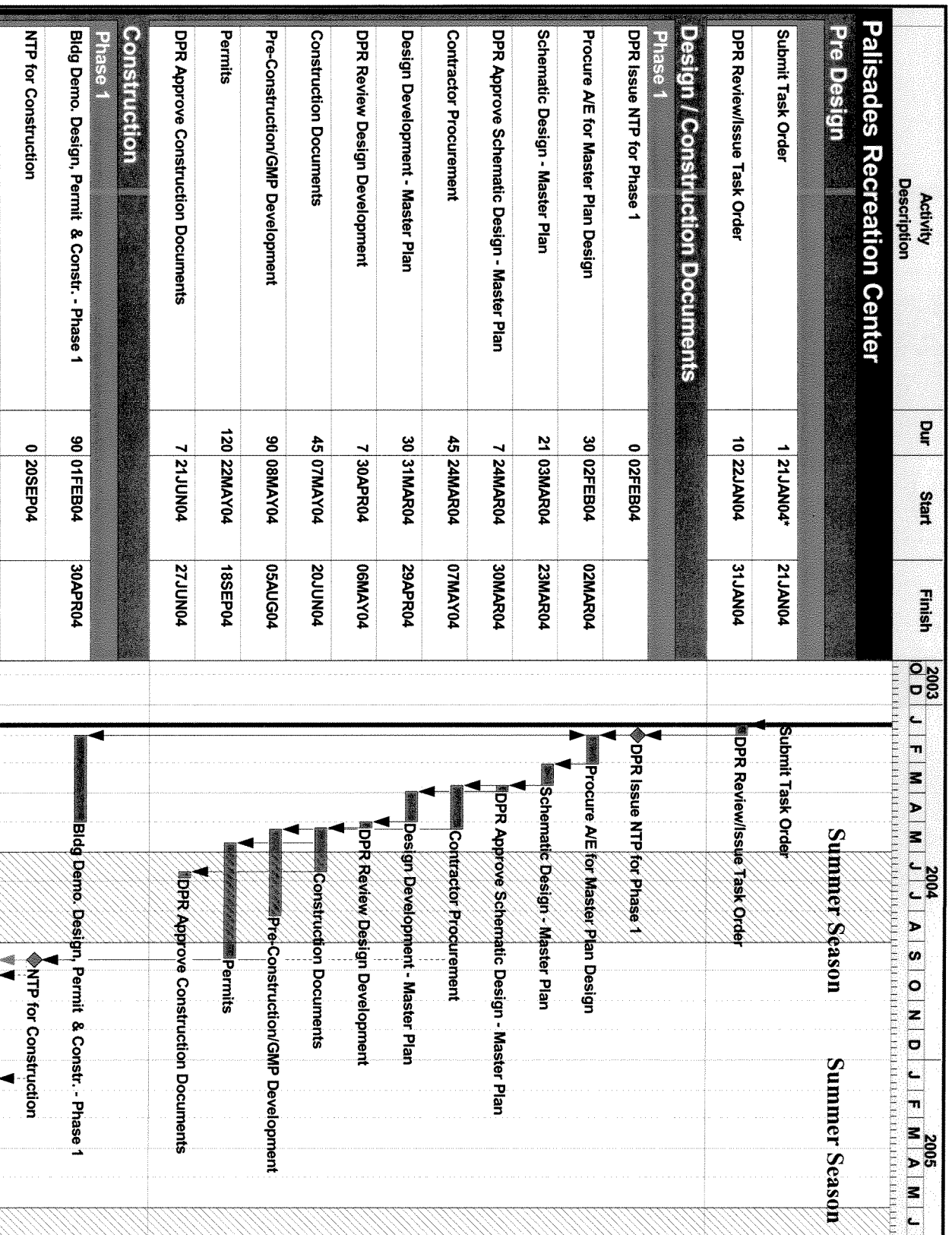
1. Existing Asphalt Walkway/Service Drive to be repaired
2. New Asphalt Walkway/Service Drive
3. New Water Permeable Path
4. Nature Trail to be restored
5. New Trees
6. Location for possible Picnic Pavilion
7. Location for possible Batting Cage
8. New Improved Baseball Bleachers
9. New Improved Tennis Backboard
10. Community Garden to be rejuvenated and perhaps enlarged
11. New Path around parking area
12. New Paths with benches
13. New Park Entrance Wall & Sign
14. Proposed Demonstration Rain Garden
15. Handicap Parking
16. New Tee-Ball Practice Area
17. New Ball-stop Fencing
18. Large Swing Set to be improved

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Task Order

* Add Ballstop to 6

Attachment A: Project Scope of Work





Start Date 17NOV03
Finish Date 19MAY05
Data Date 21JAN04
Run Date 02MAR04 16:37

Early Bar
Progress Bar

PAL3

DC Parks & Recreation

Sheet 1 of 2

Project Development Schedule
Phase 1 and Phase 2
Palisades Recreation Center

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Start Date	17NOV03
Finish Date	19MAY05
Data Date	21JAN04
Run Date	02MAR04 16:37

Early Bar

Progress Bar

PAL3

DC Parks & Recreation

Sheet 2 of 2

Project Development Schedule Phase 1 and Phase 2 Palisades Recreation Center

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